

# New Jersey Offshore Wind

Bidders' Conference

December 1, 2023



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## New Jersey Board of Public Utilities Prebuild Infrastructure Solicitation

# Meeting Instructions

- All attendees will be muted
- There will be Q&A sessions throughout the presentation, after each topic. Please:
  - 1. Use the Q&A feature and Staff will answer at the next Q&A session;
  - 2. Raise your “hand” to be called on
- Please note that the “Chat” function is disabled
- The slides will be made available on the <https://njoffshorewind.com/prebuild-solicitation/>
- All questions and answers will be posted on the [Q&A section of the Solicitation website](#)



# Agenda

- Welcome
  - Jim Ferris, Deputy Director, Division of Clean Energy
  - Kira Lawrence, Senior Scientist, Division of Clean Energy
  - Genevieve DiGiulio, Project Manager, Division of Clean Energy
- Overview of the Solicitation Guidance Document
- Department of Military and Veteran Affairs from the Sea Girt National Guard Training Center
  - Charles Appleby, Steven Hoffman, Paul Rumberger, Peter Espeut
- Next Steps & Website



# Disclaimer

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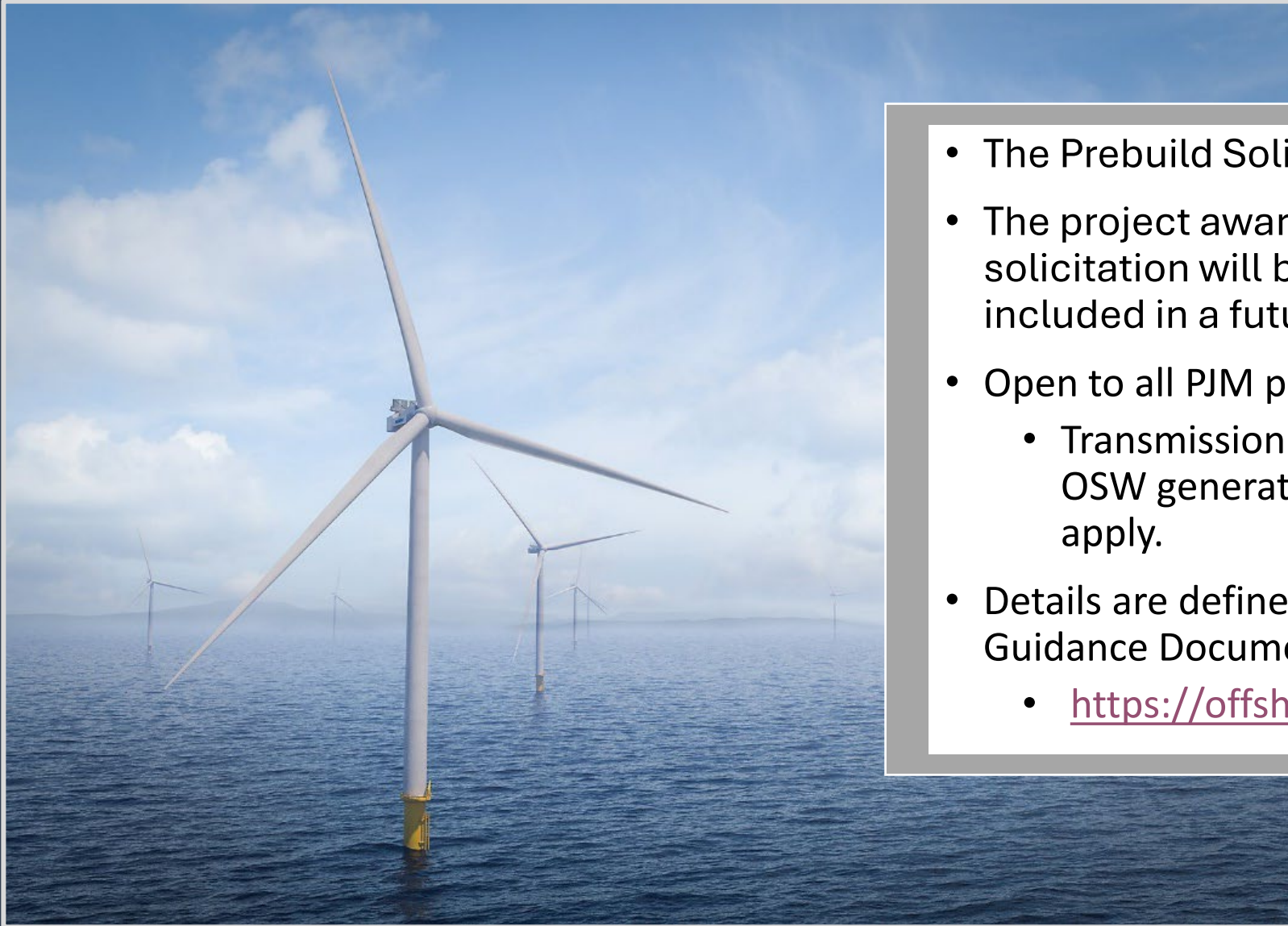
The material contained in this presentation is intended to provide only generally descriptive and summary information. The documents and Q&A filed with the BPU and posted on the [Solicitation website](#) are controlling. Any conflict between the information conveyed during this conference and what is provided on the website and the BPU is unintentional. This presentation is not meant to constitute advice on whether or how to submit an Application.

# Solicitation Overview and Prebuild Specifications

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# Prebuild Framework and Eligibility

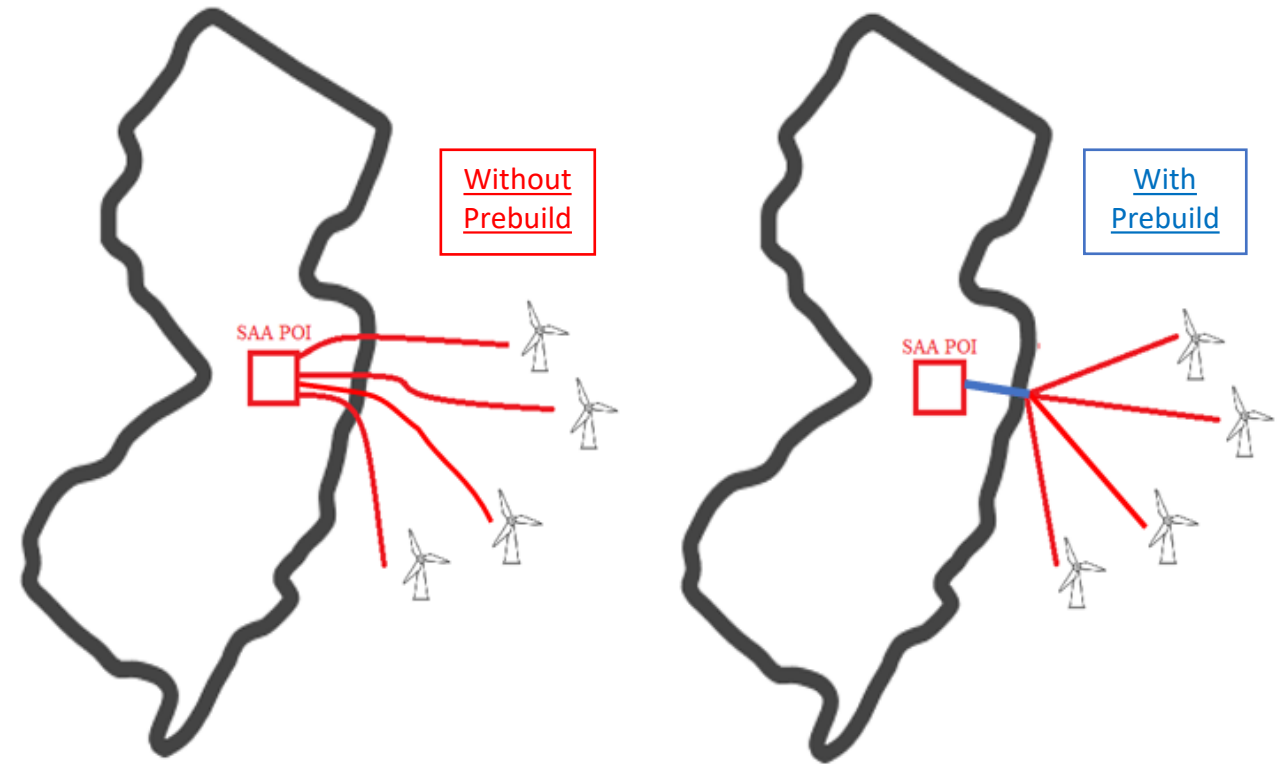


- The Prebuild Solicitation will be run by the NJBPU.
- The project awarded as a result of the PBI solicitation will be a public policy project that will be included in a future RTEP.
- Open to all PJM pre-qualified Entities
  - Transmission developers, transmission owners, and OSW generation developers are encouraged to apply.
- Details are defined in the Prebuild Solicitation Guidance Document (PSGD):
  - <https://offshorewind.nj.gov/prebuild-solicitation/>

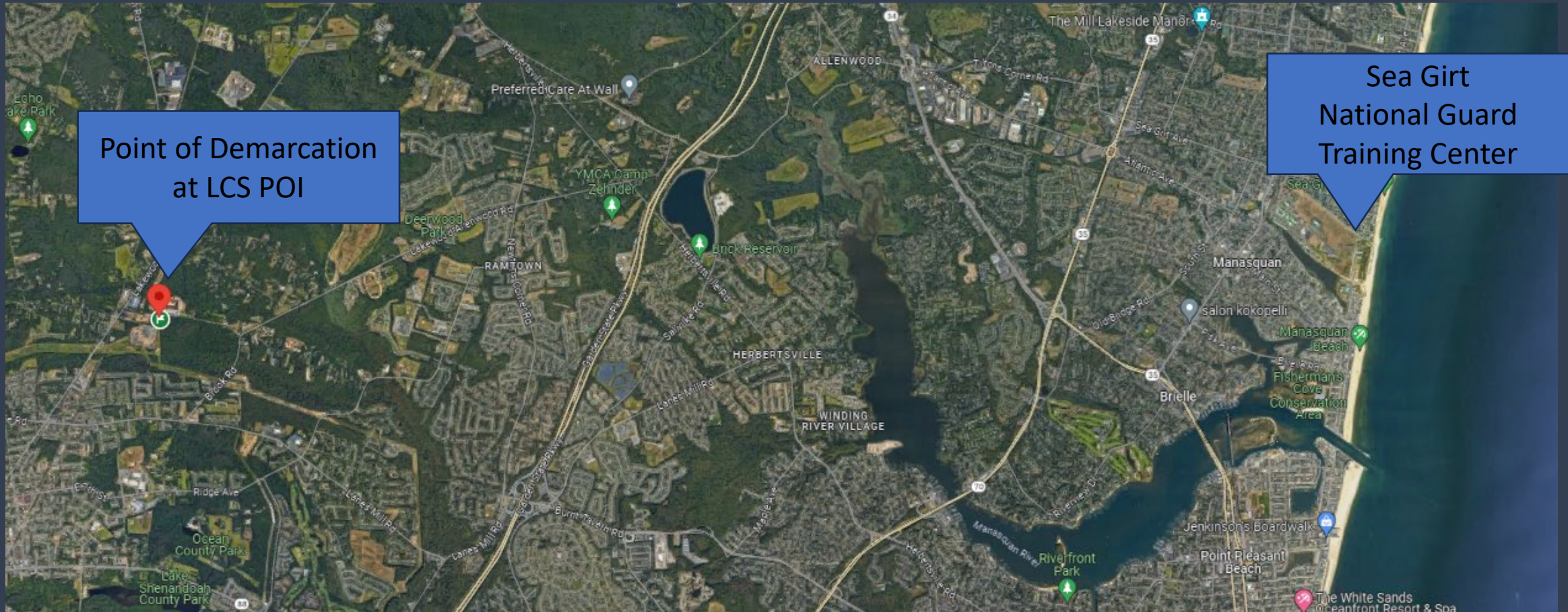


# Prebuild Infrastructure

- The Prebuild Infrastructure (PBI) is a Transmission Corridor for Qualified Offshore Wind Projects (QOSWP)
- The PBI consists of the necessary Duct Banks and Cable Vaults for future use by four (4) QOSWPs.
- The PBI does not include the cables themselves.
- The Corridor is between the HDD bores off the coast of Sea Girt National Guard Training Center (NGTC) and the Point of Demarcation (POD) next to the Larrabee Collector Station POI.

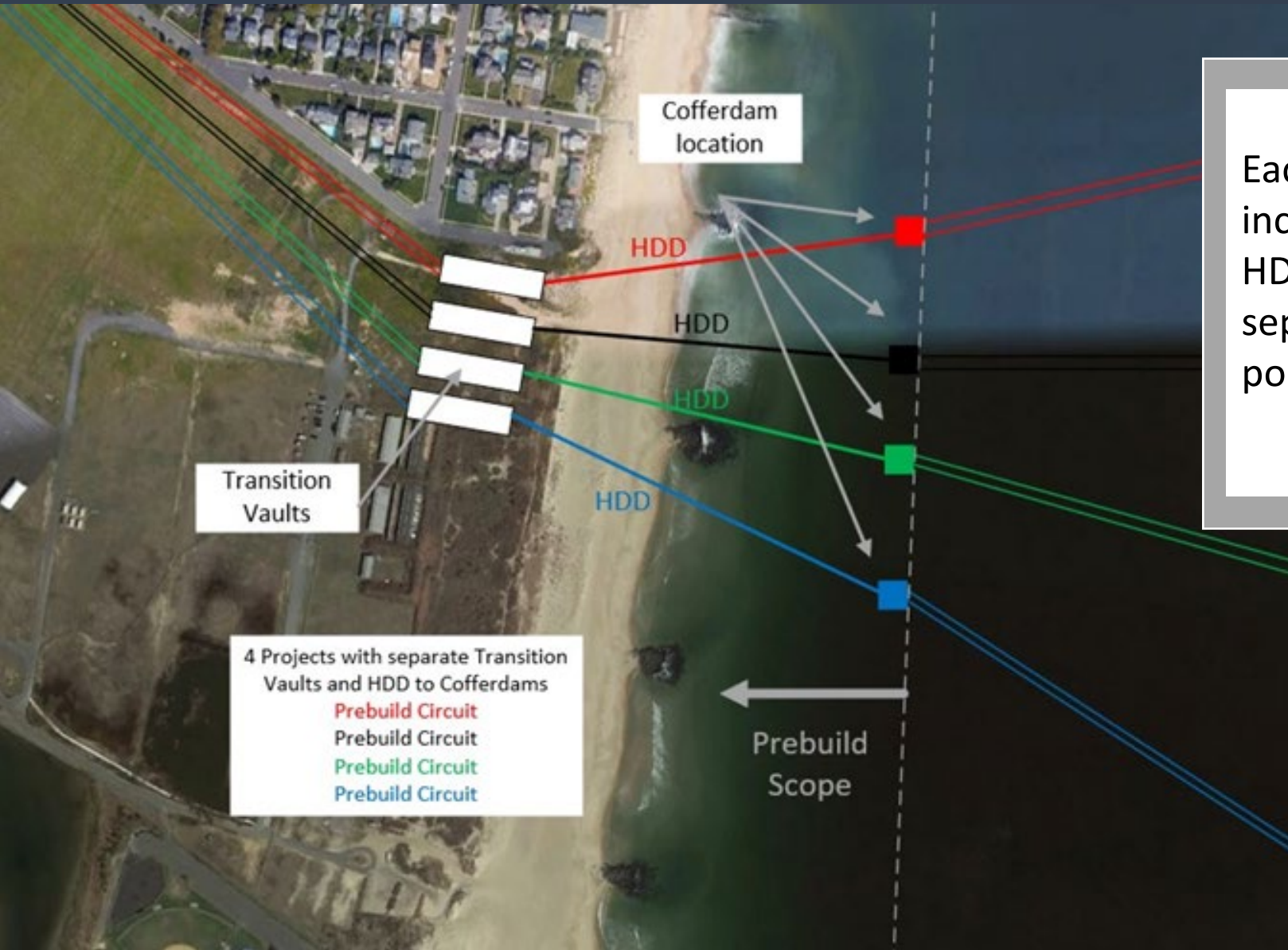


# Corridor between LCS and HDD bores at NGTC





# Illustrative Shoreline Prebuild Infrastructure



Each Application must include full scope inclusive of the cofferdams (as needed), HDD, and transition vaults and also a separate cost for just the onshore portion including the transition vaults.

# Prebuild Design

- The Prebuild shall allow for four circuits, two (2) at 1,500 MW at 525 kV and two (2) at 1,360 MW at 320 kV.
- Each Application must include one Corridor, with a specific Right of Way (ROW).
  - Use of a single ROW for as much of the Corridor as possible is preferred.
  - Multiple Applications can be submitted.
- The design must ensure each OSW transmission circuit can be installed, operated, and maintained independently.
- The Prebuild developer will be responsible for O&M of the Duct Banks and Cable Vaults and coordinating O&M activities on the cables.



# New Jersey Offshore Wind Prebuild Solicitation Schedule

Event	Date
Board Consideration of Prebuild Solicitation	November 17, 2023
Solicitation Issued	November 17, 2023
Bidders' Conference for all prospective Applicants	December 1, 2023
Sea Girt National Guard Training Center Walkthrough	December 15, 2023, 10 AM Eastern Time
Deadline for prospective Applicants to Submit Questions	February 14, 2024, 5 PM Eastern Time
Notice of Intent to Respond Submitted	February 28, 2024, 5 PM Eastern Time
Application Submission Deadline	April 3, 2024, 5 PM Eastern Time
Administrative Completeness Determination Deadline	April 19, 2024, 5 PM Eastern Time
Board Decision on Submitted Applications	Q3, 2024
Post-Application Meeting (if requested by Board Staff or Applicant)	Q4, 2024
Expected In-Service Date- Full Scope	January 17, 2029
Expected In-Service Date-Onshore Only	October 18, 2028

A photograph of three offshore wind turbines in a dark, stormy sea. The turbines are white with yellow bases. The sky is overcast and grey, and the water is dark with white foam from the waves. The perspective is from a boat, looking towards the turbines.

# Q&A

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Solicitation Overview and  
Prebuild Specifications

# Application Requirements

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# General Application Requirements

- All Applicants are required to submit a Permit Readiness Checklist to NJDEP and meet with NJDEP no less than 30 days before the Application Submission Deadline
- Applicants must attend the Sea Girt NGTC site walkthrough hosted by DMAVA
  - December 15, 2023 at 10 a.m. Eastern Time



# Application Requirements

- Applicant Information
- Project Descriptions
- Schedule Commitment, Consequences and Incentives
- Cost Estimate
- Cost Containment and Rate Design
- Stakeholder Engagement
- Environmental Protection Plan
- Permitting Plan
- O&M Plan / Ownership Transfer
- Performance Bond
- Application Form (Excel Workbook)
- Administrative Completeness Checklist
- Applicant Commitment Form

# Q&A

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## General Application Requirements

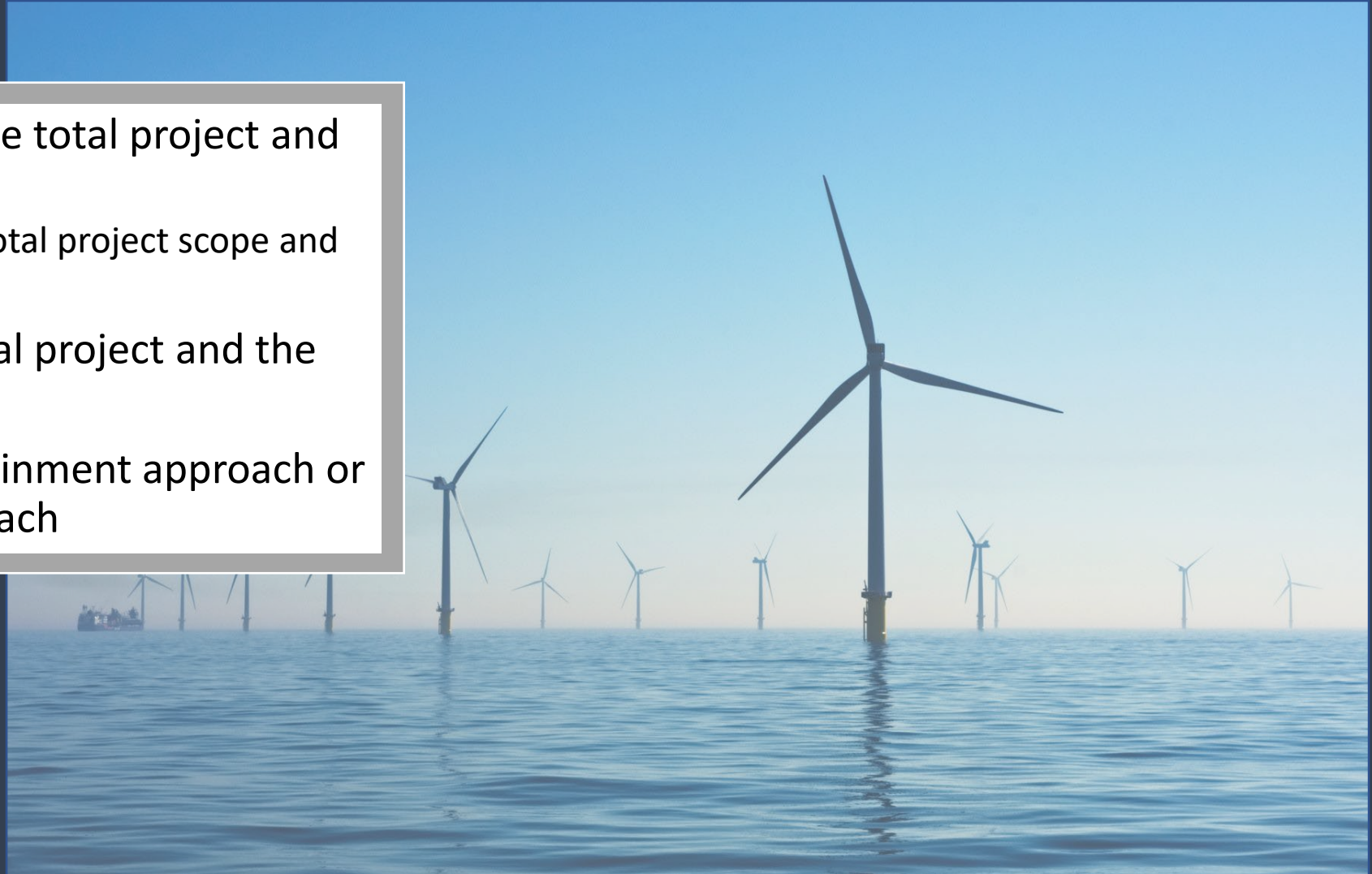


# Pricing and Schedule

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# Pricing

- Submit estimated costs for the total project and by component
  - Provided separately for the total project scope and the onshore-only scope
- Submit a Cost Cap for the total project and the on-shore only scope
- Agree to preferred cost containment approach or propose an alternative approach



# Preferred Cost Containment Provisions

Costs Incurred as a Percent of Cost Cap	Cost Recovery
Up to 100%	FERC-allowed ROE
Between 100-110%	Midpoint between FERC-allowed ROE (including approved adders, if any) and approved cost-of-debt
Over 110%	Approved cost-of-debt



# Inflation Adjustment

- Capital cost Firm Cap will be adjusted for inflation upon FERC approval of the DEA (adjustment date)
- Based on the change in specified published indices for Labor, Ready-Mix Concrete, and Construction Equipment Rental and Leasing between when the Application is submitted and the adjustment date
- Weightings for each index are fixed in the adjustment formula
- Adjustment may be up or down, but cannot change by more than 15%
- See SGD Section 4.5 and Table 3



# Performance Bond

- Commitment Security
  - 10% of estimated cost
  - Parent guarantee or letter of credit
  - Other financial instruments can be proposed by a Petition to the Board
- Independent and separate from Cost Containment and Schedule Commitment provisions
  - Between selected Applicant and Board



# Schedule Commitment

- Schedule Commitment is voluntary, but preferred
- Project's ROE will decline by 35 basis points for each 90 days of delay beyond the Expected In-Service Date
- Applied to entire capital cost
- Minimum ROE set at cost of debt
- Incentive adders for early completion relative to Expected In-Service Date
  - 25 basis points for 30-120 days in advance
  - 50 basis points for 121+ days in advance



A photograph of several offshore wind turbines in a dark, stormy sea. The turbines are white with yellow bases. The sky is overcast and grey, and the water is dark with white foam from the waves. The perspective is from a boat, looking towards the turbines.

# Q&A

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- Pricing
- Cost Containment
- Inflation Adjustment
- Schedule Commitment
- Performance Bond

# Environmental

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# Environmental Protection Plan

- Must work collaboratively with state and federal agencies and other stakeholders to avoid, minimize and mitigate potential impacts to natural resources
- Address specific resource categories
- Describe benefits and impacts of the Project and chosen Corridor(s)
- Identification of stakeholders and stakeholder engagement
- Compatibility with surrounding land use and communities



# Q&A

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Environmental

# Evaluation Criteria



Criteria	Weight
Threshold Criteria	Yes/No
Price Factors: <ul style="list-style-type: none"> <li>• Cost, rate impact</li> <li>• Quality of cost and schedule containment commitment measures and exclusions</li> </ul>	80%
Non-Price Factors: <ul style="list-style-type: none"> <li>• Community impacts</li> <li>• Developer experience</li> <li>• Quality of Environmental Protection Plan/Permitting Plan</li> </ul>	20%



# Q&A

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Break

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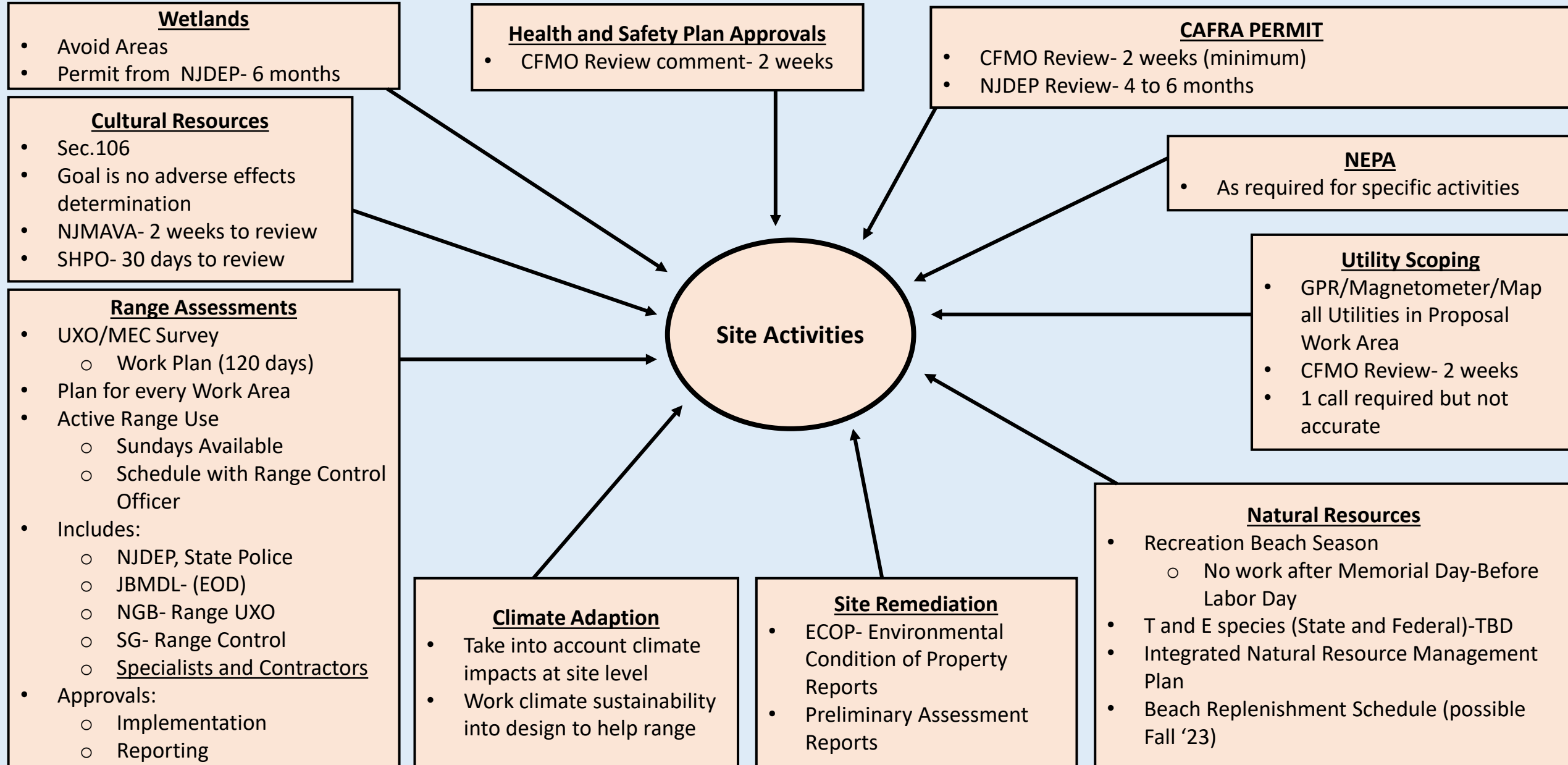


# Sea Girt National Guard Training Center and the New Jersey Department of Military and Veteran's Affairs

Presented by Charles "Chuck" Appleby, LSRP,  
NJARNG Environmental Bureau Chief



# Sea Girt Offshore Wind Cable Construction



## Wetlands

- NJDMAVA Draft Permit Review- 2 weeks
- Best case scenario; it takes 6 months for NJDEP to award a permit.
- Ideally, the successful bidder will avoid impacts to wetlands and wetland transitional areas.

For NJDMAVA projects, CFMO-EMB is responsible for reviewing the action, determining the permitting requirements, and preparing the appropriate permit application for submission to the NJDEP and/or the U.S. Army Corps of Engineers (USACE).

NJDMAVA properties throughout the state contain a wide variety of different habitats including wetlands, hardwood forests, pineland forests, meadows, and beach habitat. The EMB conducts various habitat assessments at all NJDMAVA properties to document and characterize these diverse landscapes and identify any associated local, state, or federal regulations that would impart developmental restrictions.

NJDMAVA anticipates the successful Offshore Wind (OSW) generator and developer to review background documentation NJDMAVA provides to them, conduct their own field surveys, determine the need for any wetlands permitting, prepare and submit to NJDMAVA, a project specific draft wetland permit application to the NJDEP and/or USACE, address all NJDMAVA comments addressed on the permit, and then submit the revised draft permit application to the NJDEP and/or USACE. The successful developer will pay for the permit application fees, comply with all permit conditions, to include implementing wetland mitigation measures.

Involved Projects:

- 2019 Integrated Natural Resource Management Plan at Sea Girt. 2023 version is nearing completion
- 2019 Wetland Restoration (Completed)
- 2023 Wetland LOI Update – DEP verification of limits to occur in December 2023 or January 2024

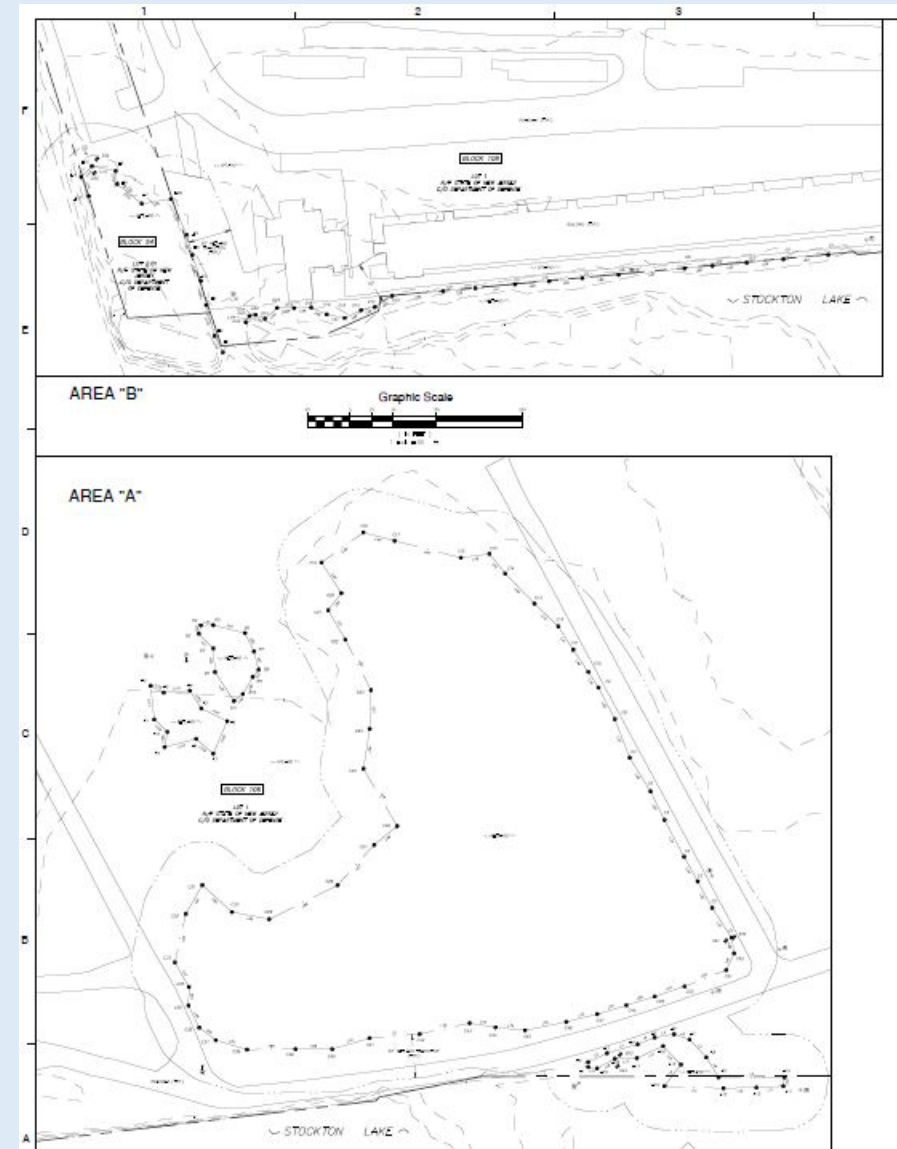


# Wetland Locations (2018)

FIGURE 4-1 SEA GIRT NGTC DELINEATED WETLANDS



# Wetland Locations (Draft; 2023 Wetland LOI)



## Health and Safety Plan Approvals

- NJDMAVA Draft Plan Review- 2 weeks

OSHA (Occupational Safety and Health Administration) maintains jurisdiction over all private sector workplaces; federal agencies, maritime employers, military facilities, Indian sovereignty workplaces, and the United States Postal Service (USPS).

NJDMAVA anticipates the successful OSW generator and developer to prepare and submit, to NJDMAVA, a site specific health and safety plan that comply with all state and federal laws and regulations.

NJDMAVA will also provide comments on the health and safety plan, and the developer will adhere to those changes.



## CAFRA PERMIT

- NJDMAVA Draft Permit Review- 2 weeks (minimum)
- NJDEP Review- 4 to 6 months (Total)

A Coastal Area Facilities Review Act (CAFRA) permit is required for the following but not limited to:

- Any development on a beach or dune.
- Most developments located within 150 feet of a mean high water line (MHWL), beach or dune.
- Commercial developments resulting in 50 or more parking spaces, residential developments resulting in 25 or more dwelling units, and public developments at sites located more than 150 feet of a MHWL, beach or dune.

For NJDMAVA projects, CFMO-EMB is responsible for reviewing the action, determining the permitting requirements, and preparing the appropriate permit application for submission to the NJDEP. The NGTC is classified as "Commercial"

NJDMAVA anticipates the successful OSW generator and developer to review background documentation NJDMAVA provides to them, conduct their own field surveys, determine the need for any CAFRA permitting, prepare and submit to NJDMAVA, a project specific draft CAFRA permit application to the NJDEP, address all NJDMAVA comments addressed on the permit, and then submit the revised draft permit application to the NJDEP. The successful developer will pay for the permit application fees, and comply with all permit conditions.

Involved Projects:

- Permits for Beach Maintenance, Beach and Wetland Restoration.

**A Waterfront Development Individual In-Water Permit would be needed for any cable installations in state waters. Other than the state permits, a federal consistency would need to be submitted for any work outside the 3 nm limit of state waters.**

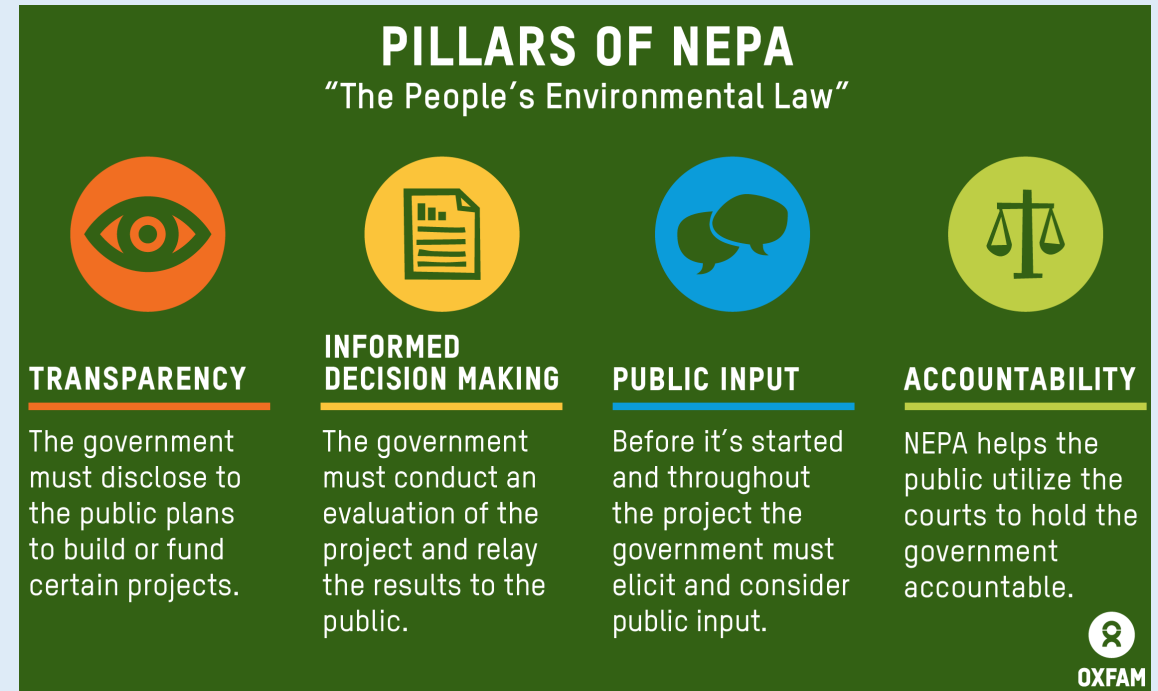


## NEPA


- As required for specific activities

U.S. statute requires all Federal agencies to consider the potential effects of proposed actions on the human and natural environment.

NJDMAVA acknowledges that these NEPA documents exist. However, NJDMAVA anticipates the successful OSW generator and developer to review the existing documents, and the findings of new wind power construction and operation project studies, compare them to the existing conditions, and update the NEPA documents accordingly to incorporate findings of new project studies and existing conditions of the site.



Example: Page 1 of NEPA document of Sea Girt photovoltaic carport system

NGB Form 420-R					
FY 2014	<b>OMNG PROJECT REQUEST</b>			Date 03/11/2014	
Prescribing Directive Is NGB-420-10. Proponent NGB-ARI					
1. Project Name: INSTALL 150KW PHOTOVOLTAIC CARPORT SYSTEM AT SEA GIRT TRAINING SITE				2. Project #: 34SG010	
3. Location: Sea Girt, New Jersey		4. Site: 34B90	5. Site Name: SEA GIRT NJ NGTC		
6. Criteria: NGR420-10 Interim Chapter 7 Para 7-8a(1)			<input type="checkbox"/> Exception to Criteria (Justification in block 11)		
7. Project Program		<input type="checkbox"/> Sustainment	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Modernization	<input type="checkbox"/> Demolition
8. Project Activity		<input type="checkbox"/> Maintenance	<input type="checkbox"/> Repair	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Demolition
9. To Be Accomplished By		<input checked="" type="checkbox"/> Contract	<input type="checkbox"/> Training Project	<input type="checkbox"/> Time and Material	<input type="checkbox"/> Govt Furnished Material
10. Project Description (include single line drawing; use reverse if necessary)					
Install a Design Build CANTILEVER 150KW Photovoltaic car port system which is connected to the public utility grid and complete web monitoring system for production and document ROI.					
11. Project Justification (Use reverse side if necessary)					
To reduce our independence on fossil fuels, reduce energy consumption and increase renewable energy production to help meet the net zero, energy independence from the grid and improve sustainability of our training sites during state emergencies. This project meets the intent of the EO 13423 and the Army goals for energy reduction. This project meets the ROI for renewable energy projects and is supported by the LCCA. This additional project will increase our overall renewable production by 8% for the training site, bring our total to approximately 42% of electric consumption supported by Photovoltaic generation. This also provides a cost avoidance of \$144,000 annually with an estimated utility cost avoidance of \$1,600,000 over the next ten years.					
12. Financial Data					
MDEP	AMSCO	Description	Federal Cost	State Cost	Other Cost
QUTM	132G76L5000	Modernization - Active Facilities	710,000.00	0.00	0.00
QUTM	132G76N1000	Planning and Design	40,000.00	0.00	0.00
Total:			750,000.00	0.00	0.00
13. All environmental impacts will be assessed in accordance with 32 CFR Part 651, Environmental Analysis of Army Actions. I certify all environmental documentation requirements will be met.					
Name, Grade	Charles Appleby	EPM (only)	Signature:	 9/24/14	
		Title			
14. State Supplemental Certifier: (Optional)					
Name, Grade	Project Contact		Signature:		
		Title			
15. CERTIFICATION: I certify that all entries are accurate and complete and that all Federal, State, and local statutory requirements have or will be satisfied.					
Name, Grade	Michael A. Lyons, COL	CFMO (only)	Signature:	 10/1/14	
		Title			
16. USPFO Approval					
Name, Grade	Angelo Capolupo, COL	USPFO (only)	Signature:		
		Title			
<small>Digitally signed by Angelo Capolupo DN: cn=Angelo Capolupo, o=US Army, ou=US Army, email=angelocapolupo@us.army.mil, c=US Date: 2014.03.11 16:05:15 -0500</small>					
NGB FORM 420R Jan14			(REPLACE NGB FORM 420-R, DATED DEC 02, WHICH IS OBSOLETE) Form Approved and Approved for Distribution Must be Used with This Form		

## Utility Scoping

- GPR/Magnetometer/Map all Utilities in Proposal Work Area
- CFMO Review- 2 weeks
- One Call required but not accurate

The facility dates back to 1888, and a lot of underground facilities, which some have of been abandoned, and some that are within public right of way including but not limited to:

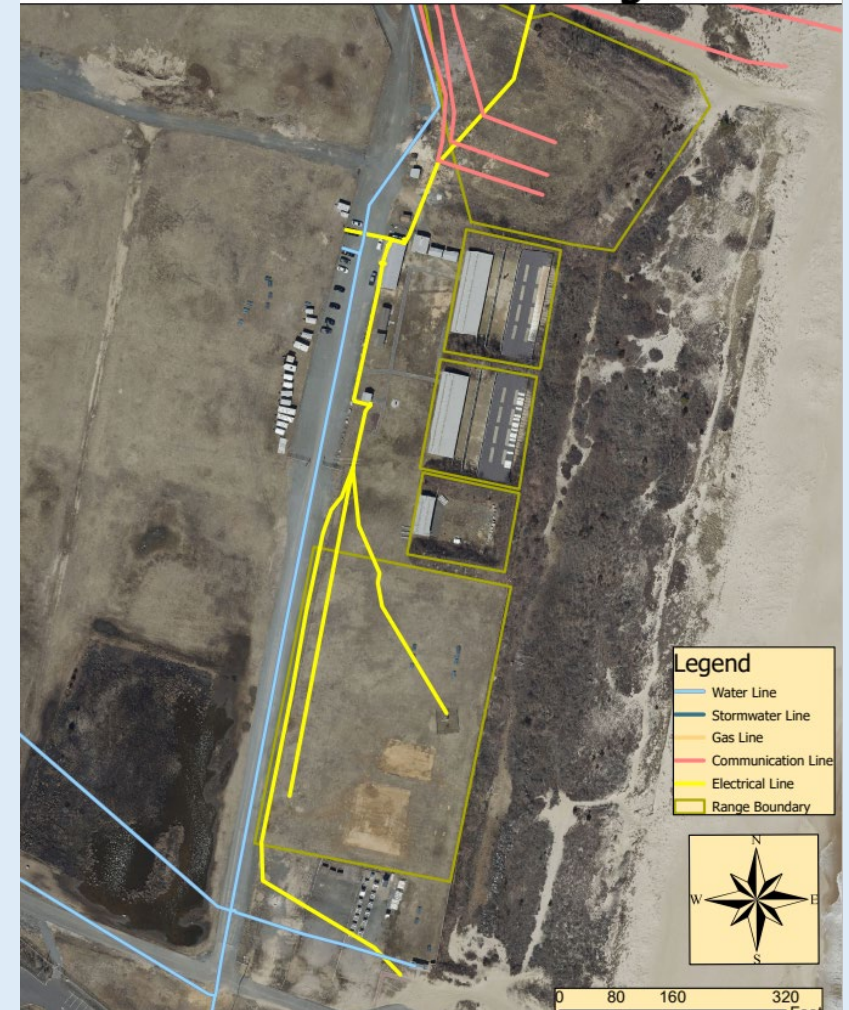
- Transatlantic Fiber-Optic communication lines
- County-level potable water distribution

NJDMAVA anticipates the successful OSW generator and developer to review background documentation NJDMAVA provides to them, complete a full scale underground utility survey (GPR, Magnetometer, etc) within the proposal work area, not solely rely on New Jersey One Call (1-800-272-1000), avoid all underground utilities, and provide all base data and figures obtained from the survey in Auto-CADD and ESRI GIS shapefile formats.

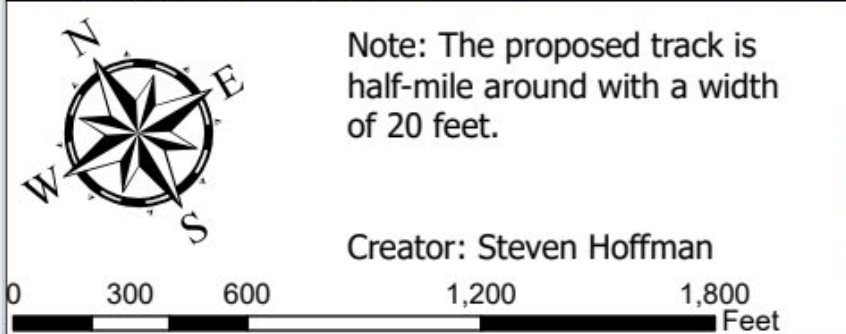
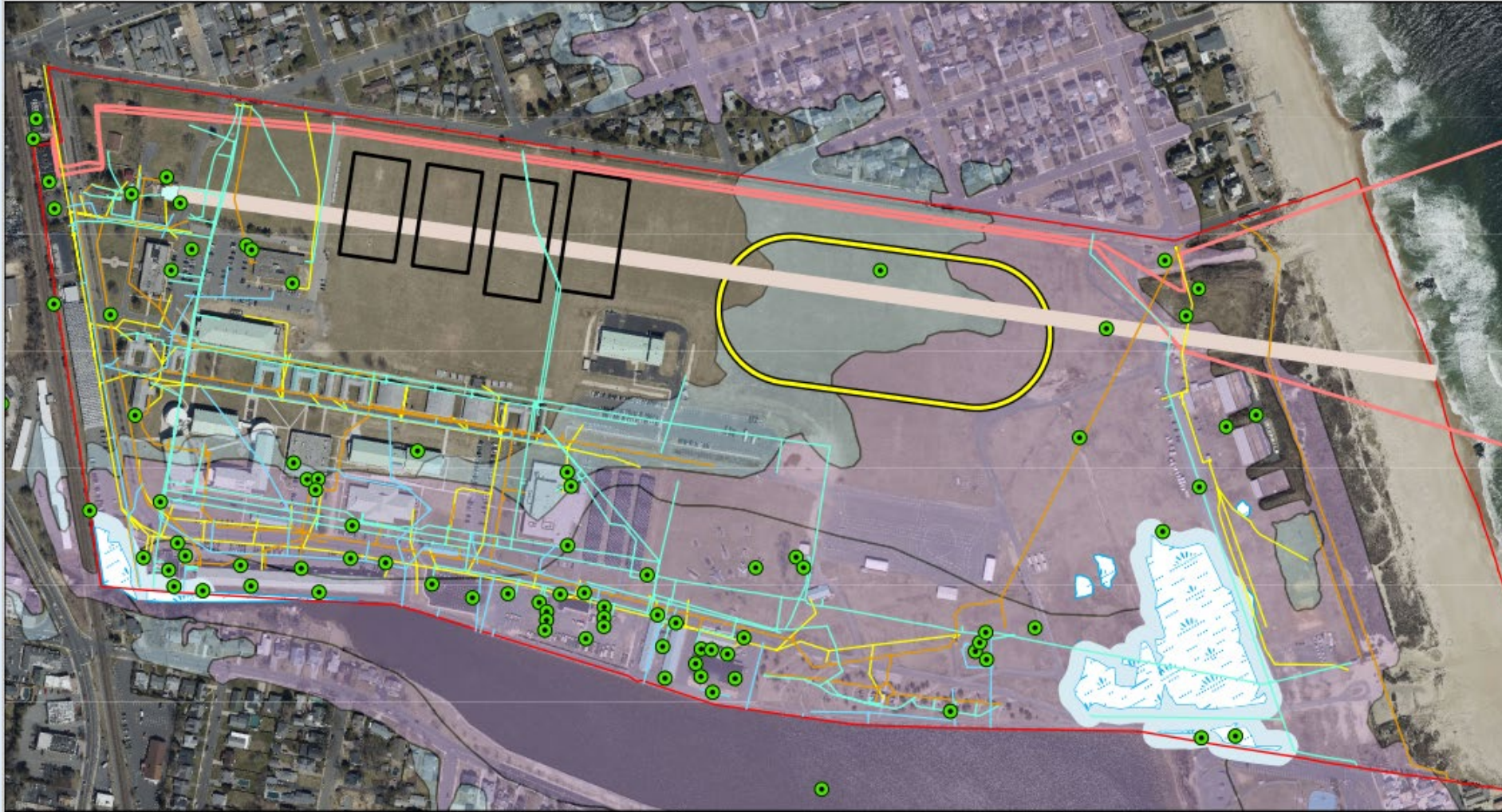
Involved Projects:

- 2010 Sea Girt Masterplan and Underground Utilities Survey
- 2023 NV5 Utility Asset Collection and underground utility survey

## Sea Girt NGTC Range



# Sea Girt Proposed Running Track - Environmental Constraints and Developable Area



Note: The proposed track is half-mile around with a width of 20 feet.

Creator: Steven Hoffman

## Legend

- |                    |                     |                     |
|--------------------|---------------------|---------------------|
| Area of Concern    | Property Boundary   | Recreation Field    |
| Storm Sewer Line   | Wetland Buffer      | <b>Layer</b>        |
| Potable Water Line | Wetland             | <b>Flood Hazard</b> |
| Wastewater Line    | Running Track       | 500-Year Flood Zone |
| Electrical Line    | Historic Structure  | 100-Year Flood Zone |
| T- Mobile Line     | Historical Viewshed |                     |



## **Site Remediation**

- ECOP- Army Environmental Condition of Property Reports
- NJDEP Site Remediation Program

For NJDMAVA projects and real estate transactions, CFMO-EMB is responsible for identifying and assessing environmental areas of concerns related to historical contaminated areas (from 1932 or before the site was developed and naturally vegetated) caused by, but not limited to leaking underground storage tanks, out of service septic fields, oils spills, and former indoor and outdoor firing ranges.

NJDMAVA anticipates the successful OSW generator and developer to review site remediation background documentation NJDMAVA provides to them, review their project against known environmental areas of concerns, and either avoid impacts to those known environmental areas of concerns or remediate to NJDEP program standards using a LRSP. NJDMAVA will review and comment all site investigation and remedial action plans prepared by the successful wind and energy developers.

Involved Projects:

- Wood Preliminary Assessment Report



## Climate Adaptation

- Take into account climate impacts at site level
- Work climate sustainability into design to help range

The CFMO-EMB partnered with Rutgers University and the Jacques Cousteau National Estuarine Research Reserve and is currently evaluating the results of the Defense Climate Adaption Tool (DCAT) to identify climate related vulnerabilities at NJDMAVA installations and develop short and long-term adaption strategies.

Some potential climate impacts include:

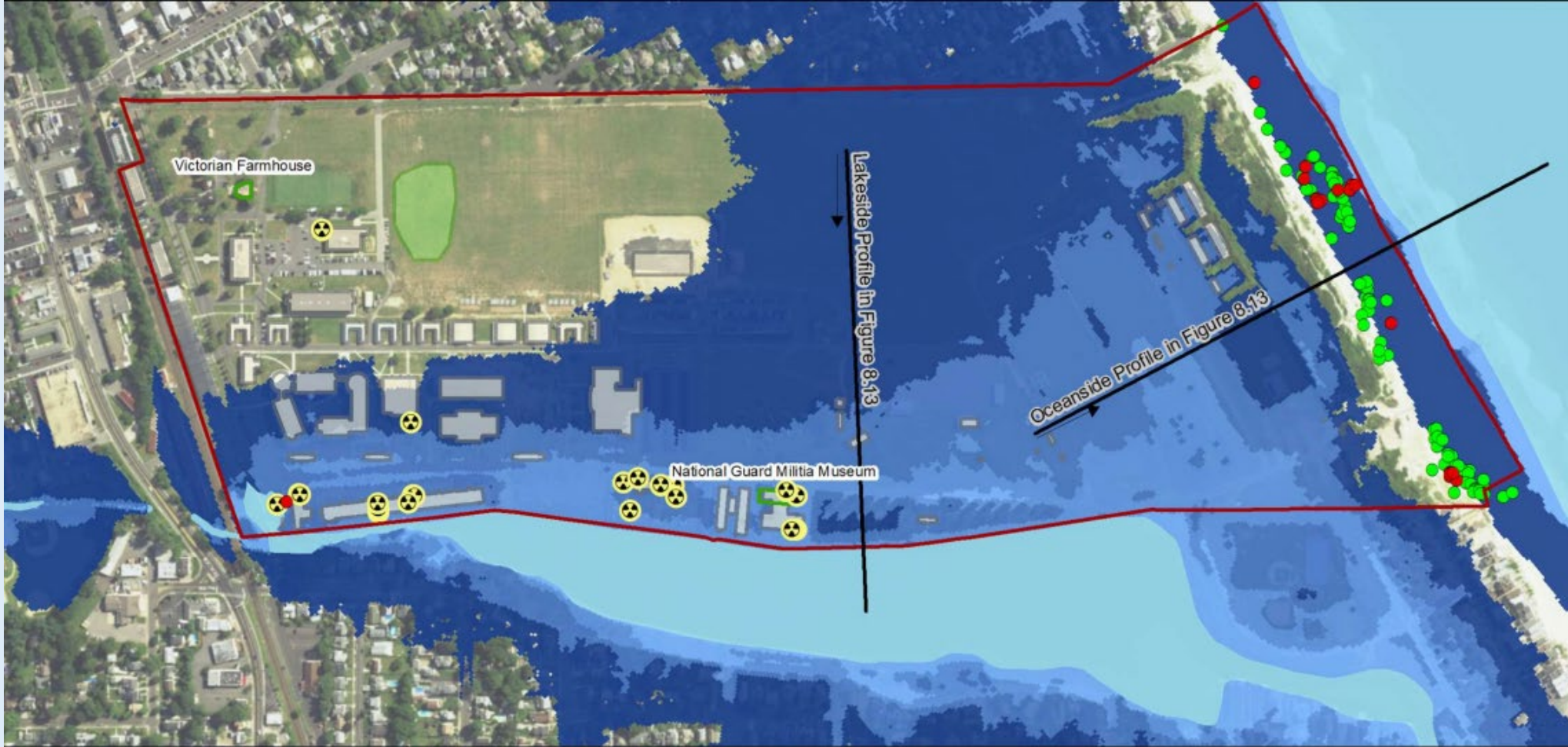
- Prolonged high temperature and humidity days
- More intense convective, tropical and extratropical storms
- More frequent coastal flooding

NJDMAVA anticipates the successful OSW generator and developer to review site level and climate studies and review, and design their project to mitigate against known potential climate impacts. Such mitigation measures can include using all below grade infrastructure that can withstand frequent flooding, keeping all the infrastructure outside the limits of all mean high water level flood areas, and keeping all infrastructure westward of the range in anticipation of moving the range due to climate impacts.

NJDMAVA will review and comment all climate adaption measures prepared by the successful wind and energy developers.

Involved Projects:

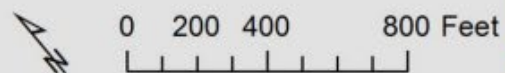
- 2019 Rutgers Climate Study
- 2019 INRMP
- 2023 Draft of INRMP



New Jersey Army National Guard  
Department of Military  
and Veteran's Affairs

**Figure 8.14 - Total Water Level  
Scenarios**

NGTC at Sea Girt  
February 2020



Aerial Photography - USDA 2017  
All other data from NJDMAVA

**Legend**

- Profile Locations
  - Sea Girt Extent
  - Special Status Species - Fauna
  - Special Status Species - Flora
  - ☢ Hazardous Materials Storage
  - Archaeological Site
  - Historic Buildings
  - Current Buildings
  - Extent of Hurricane Sandy Flooding
- Total Water Level above MHHW**
- 2 Foot
  - 3 Foot
  - 5 Foot
  - 9 Foot

## Cultural Resources

- Conduct section 106 consultation and any additional surveys
- NJDMAVA Review 2 weeks; SHPO review 30 days

Section 106 requires federal agencies to consider the effects of projects they carry out, approve, or fund on historic properties. Section 110 of the National Historic Preservation Act (NHPA) sets out the broad historic preservation responsibilities of Federal agencies and is intended to ensure that historic preservation is fully integrated into the ongoing programs of all Federal agencies.

Since 2004, NJDMAVA has systematically completed archeological and architectural surveys statewide. There are 9 facilities that are eligible for listing on the state and national historical register as architecturally significant and 2 sites that are eligible for listing on the state and national historical register as archeologically significant. Both an architectural (Quarter's One and its associated viewshed) and archeological site (Shearman-Mount-Stockton Farmstead) are at Sea Girt.

NJDMAVA anticipates the successful OSW generator and developer will comply with Section 106 requirements and consult with the state preservation office with all the work they do at Sea Girt. This may include conducting their own archeological and architectural surveys and review and compare to NJDMAVA's existing surveys. CFMO-EMB will review and comment all archeological surveys and Section 106 consultation packages prepared by the successful wind and energy developers prior to the wind energy developers sending the surveys and packages to the NJDEP for their review.

Involved Projects:

- Various archeological and architectural surveys
- SHPO consultations
- 2022 ICRMP

# Sea Girt NGTC Cultural Resources

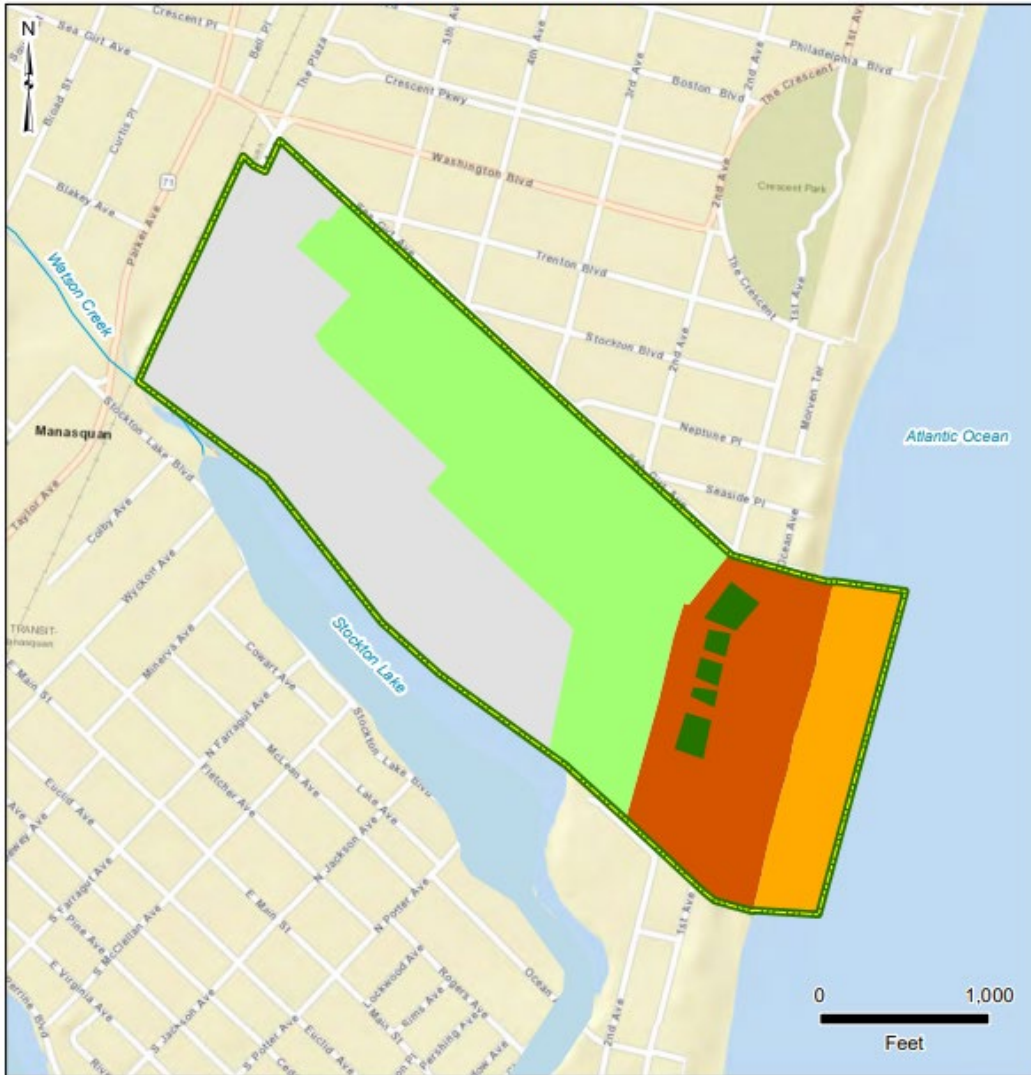


## Legend

-  Historical Building
-  Cultural Viewshed
-  Archaeological Site
-  Property Boundary



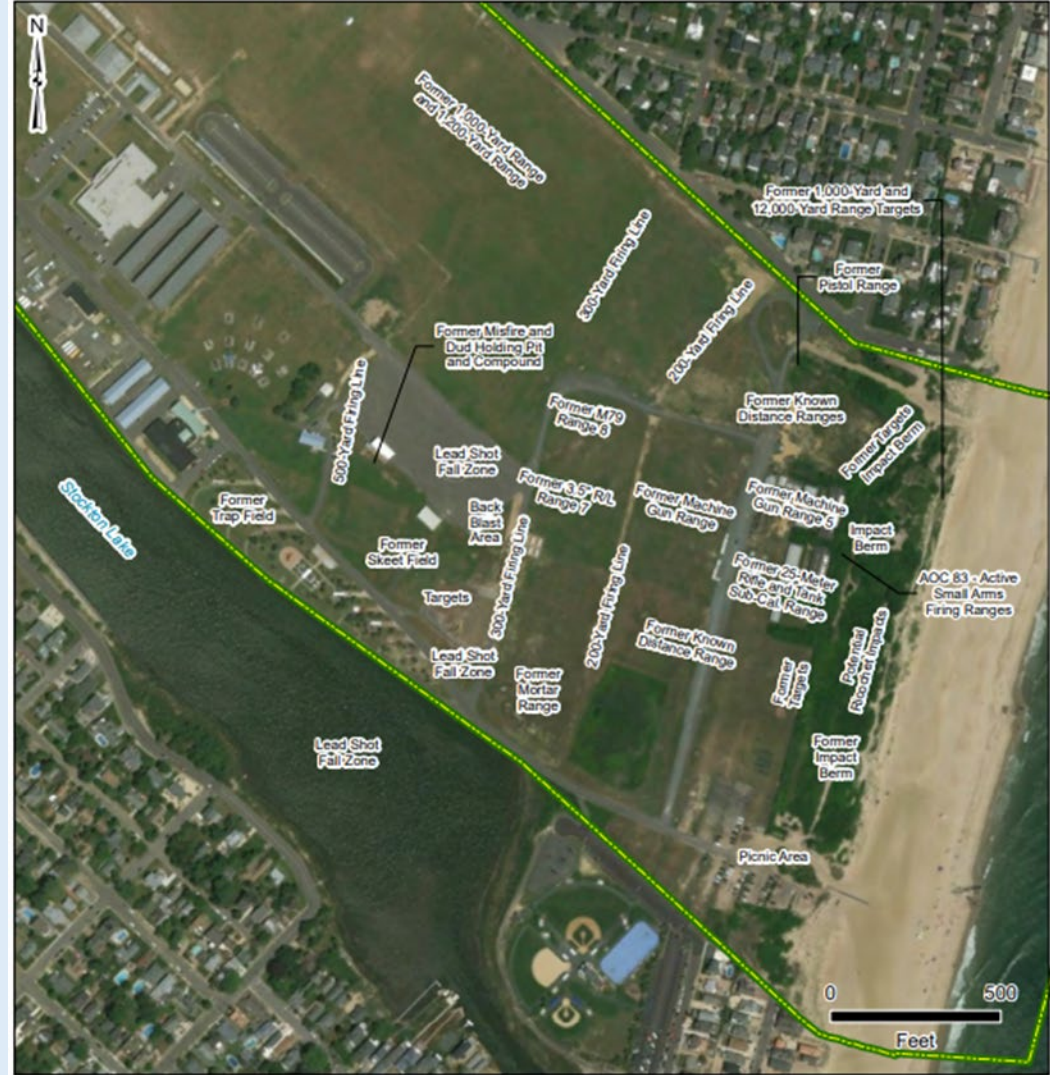
**Figure 1**  
**Current Range Layout**



<p><b>Installation Data</b></p> <ul style="list-style-type: none"> <li> Installation Boundary</li> <li> Firing range</li> <li> Maneuver and Training Area</li> <li> Duded Impact Area</li> <li> Non-Duded Impact Area</li> </ul>	<p><b>Hydrology</b></p> <ul style="list-style-type: none"> <li> Perennial Creek/Stream</li> <li> Waterbody</li> </ul>	<p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Highway</li> <li> Major Road</li> <li> Secondary Road</li> </ul>	<p>Data Sources:                  ESRI 2016                  NJARNG 2017</p> <p>Date: ..... May 2018                  Prepared By: ..... EA                  Prepared For: ..... USACE</p>
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**Figure 2**  
**Historical Range Areas and Adjacent Areas**



## Range Assessment

- UXO/MEC Survey- Work Plan (120 days)

Before any ground-disturbance work is conducted, the successful developer must complete an UXO Survey within their project area.

The ranges are extremely active and Sundays are the only days that the ranges are not in use.

Procedures are in place during and following Construction and Operations Plan (COP) development to ensure turbines and infrastructure within offshore wind farms are not affected by the presence of UXO.

NJDMAVA anticipates the successful OSW generator and developer will perform adequate site characterizations in coordination with the Range Control Officer and ensure all studies are done when the range is not active.

Involved Projects:

- Wood Preliminary Assessment Report
- Operational Range Assessment
- 2017 Periodic Review Binder



## Natural Resources

NJDMAVA has been working cooperatively with the USFWS and NJDEP to monitor and manage listed species and other sensitive habitats on the Sea Girt NGTC beach since 2000. The site also has a very active recreational beach that is open from Memorial Day to Labor Day.

Sea Girt NGTC provides important habitat for five rare species including the Piping Plover (Federally Threatened), Seabeach Amaranth (Federally Threatened), Osprey (State Threatened), Least Tern (State Endangered), and Seabeach Knotweed (State Endangered). These species are typically present on the site from early spring to late summer.

NJDMAVA anticipates the successful OSW generator and developer will review the New Jersey Army National Guard Sea Girt National Guard Training Center's INRMP, no work will be conducted during the recreational beach season, ensure all listed species that may occur on site are not adversely impacted during the proposed actions, perform Section 7 consultation of the Endangered Species Act with the USFWS, obtain all necessary permits from the NJDEP, and comply with all permit requirements and mitigation measures identified during Section 7 consultation.

FIGURE 6-1 SEA GIRT NGTC RARE SPECIES PROTECTION AREAS AND ENDANGERED AND THREATENED SPECIES LOCATIONS



## Natural Resources (continued)

Projects CFMO-EMB can be consulted for a summary and interpretation of the following survey documents:

- 2019 Integrated Natural Resource Management Plan (INRMP) and 2023 Draft INRMP
- 2019 Vernal Pool Habitat Assessment Survey
- 2019 Pine Barrens Tree Frog Presence/Absence Survey at NJARNG Installations
- 2021 Landscaping Plan Along Stockton Lake Bulkhead and Walking Path at the Sea Girt NGTC
- 2021-2022 Wood Turtle Survey Results Report
- Draft CY'22 Annual Rare Species Monitoring Report

Involved Projects completed in coordination with the Stockton University Environmental Internship Program (SUEIP):

- 2019 Invasive and Protected Species Project
- 2019 Seabeach Amaranth Plot Experiment
- 2020 Vernal Pool Habitat Survey



## Expectations for Landfall at National Guard Training Center

- Request for Real Property Review (RPR – 1) -This form is for agencies to request action on State-owned real property. It is circulated for comment among all other departments prior to action. This form is required for granting an easement.
  - RPR – 1 packet will not be submitted until all environmental steps/procedures are complete (refer to slide one)
- Proposal for traversing the site should:
  - not create impediments to existing infrastructure on the site.
  - not create impediments to operational activities at the site.
  - not interfere or impact communication line easements at the site.
- Additional Information
  - no borings will be allowed on site until a contract is awarded
  - A project to upgrade the electrical infrastructure on the site is expected to occur in the coming years, not currently reflected on this slide deck
  - US Army Corps of Engineers Beach Nourishment project anticipated mobilization End of Year 2023

## Conclusion

- The successful OSW generator and developer must comply with all environmental regulations and conduct their own surveys. Bidders will be required to comply with DMAVA expectations shown on the previous slide and issues that may become apparent during project development.
- Any additional information or clarification requests must be submitted in writing to:
  - NJDMAVA Points of Contact: Jill Priar ([Jill.Priar@dmava.nj.gov](mailto:Jill.Priar@dmava.nj.gov)) and Steven Hoffman ([Steven.Hoffman@dmava.nj.gov](mailto:Steven.Hoffman@dmava.nj.gov))
- Site Walk-Through scheduled for **Friday, December 15, 2023, 10:00 AM** (No additional dates available).
  - 100 Camp Drive, Sea Girt, NJ 08750
  - In order to participate in the Walk-Through, interested parties must submit a list of participants to Victoria Lizaire ([Victoria.Lizaire@dmava.nj.gov](mailto:Victoria.Lizaire@dmava.nj.gov)) with copy to Jill Priar ([Jill.Priar@dmava.nj.gov](mailto:Jill.Priar@dmava.nj.gov)) NLT Monday, December 11, 2023. This information will allow DMAVA to arrange access to the site. Each participant must be prepared to present a valid ID to the security guard.

# References

- AR 200-1
- Protection of Wetlands (EO 11990)
- Floodplains Management (EO 11988)
- Wetland Permits (40 CFR 230 through 233)
- Wetlands Act, 1970 (NJSA 13:9A-1 to -10)
- Freshwater Wetlands Protection Act (NJSA 13:9B-1 to -30)
- List of Approved State Plans for State and Local Government Employees (29 CFR 1952.25)
- Occupational Safety and Health Administration (OSHA), Department of Labor (DOL) - Safety and Health Regulations for Construction (29 CFR 1926)
- Coastal Permit Program rules and Coastal Zone Management rules (N.J.A.C. 7:7.)
- Coastal Area Facility Review Act (NJSA 13:19-1 to -21)
- National Environmental Policy Act of 1969 (42 USC 4321-4347)
- The NGB NEPA Handbook, March 2002
- New Jersey Conservation Restriction and Historic Preservation Restriction Act (NJSA 13:8B-1 to -9)
- Protection of Historic Properties (36 CFR 800)
- Conservation and Development – Parks and Recreation (NJSA 13:1B-15.100 to -15.158)
- NJARNG Integrated Cultural Resources Management Plan, November 2002
- Cultural Resources Management (AR 200-4)
- Cultural Resources Management (DA PAM 200-4)
- Historic Objects Inventory, May 1999
- National Historic Preservation Act (42 CFR 137.288)
- Sea Girt Integrated Natural Resources Management Plan 2018-2022
- Program for Conservation and Rehabilitation of Natural Resources on Military Installations (16 USC 670a)
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 USC 9601)
- Endangered Plant Species List Act (NJSA 13:1B-15.151 to -15.158)
- Open Lands Management Act (NJSA 13:1B-15.133 to -15.150)
- Recognition of Department of Conservation and Economic Development (NJSA 13:1D-1 to -19)
- Construction Permits (NJSA 13:1D-29 to -34)
- Endangered Species Act of 1973 (50 CFR 402)
- Environmental Aid Act (NJSA 13:1H-1 to -7)
- Aid for Urban Environmental Concerns Act (NJSA 13:1L-1 to -25)
- State Park and Forestry Resources Act (NJSA 13:1L-1 to -25)
- National Environmental Policy (42 USC 4331)
- Natural Resources – Land, Forest, and Wildlife Management (AR 200-3)
- NJARNG Natural Resources Planning Level Survey Report, November 1999
- 2004 Seabeach Amaranth Memorandum
- 2018 Rare Species Report
- 2020-2021 Rare Species Report
- Sea Girt Integrated Natural Resources Management Plan 2018-2022
- NGB-ARE Memorandum, New Inventory of installations that Require an Integrated Natural Resources Management Plan Based on Army Criteria, 23 April 2002
- NGB\_UAC\_Report\_Sea\_Girt\_draft (2023)

# DMAVA Document Package

#	Document Name
1	2019-02-20 FINAL SIR for Closure of USTE1PI020261SeaGirt
2	2019-08-21_PI000682_PAR_Sea GirtNGTC
3	2020-09-23 cover_certification_PI000682_SeaGirtNGTC
4	2020-09-23_receptor_evaluation_report_PI000682_SeaGirtNGTC
5	2020-9-23_PI000682_Sea Girt_RE Addendum
6	65211_RET200001_29058001
7	Environmental_Considerations_Report-Volume_1 downloaded 6 Jun 18
8	Environmental_Considerations_Report-Volume_2 download 6 Jun 18
9	Final Summary Report - PCB Survey
10	NGTC_Access agreement_2021_03_09
11	NJDEP Case assignment ltr
12	PAR_Appendix1
13	Read_Receptor Evaluation PI 000682
14	Receptor Evaluation PI 000682
15	RemedialInvestigationSubmission_65211_110620
16	RIR_Letter_65211_LSD210001_29825571
17	Sea Girt 000682 rem_timeframe_notification
18	Sea Girt 2020 bldg subslab sample results EPA
19	Sea Girt Communication Line Mark-Out
20	Sea Girt INRMP 2019
21	Sea GirtAOC85 Weston RIR-RAWP - Final
22	SeaGirt20-06-23-1541-25PI#000682cdn_online_form
23	SG AOC Figure
24	Task 1 & 8 Topo & Boundary Plans
25	Task 2 Gas-Elec-Comm Plans
26	Task 2 Storm-Sanitary-Water Plans

27	Bldg 46 Utility Plan
28	2019-02-20 FINAL SIR for Closure of USTE1PI020261SeaGirt
29	SG Bldg 60 (GIS Figure)
30	SG Bldg 66 (GIS Figure)
31	SG Bldg 7 (GIS Figure)
32	SG FMS 36 Utilities (GIS Figure)
33	SG Verizon generator (GIS Figure)
34	SG_Layout_ExpCon (GIS Figure)
35	NGTC Parade Schedule
36	Sea Girt NGTC Well Summary – Excerpt from 2023 NJARNG Well Inventory Report
37	NJARNG_SeaGirtSiteDevelopmentPlan_Final Combined
38	New Jersey ARNG 2017 Periodic Review Binder (Firing Ranges)
39	Task 1 & 8 Topo & Boundary Plans
40	Task 2 Gas-Elec-Comm Plans
41	Task 2 Storm-Sanitary-Water Plans
42	2023 rem_timeframe_notification_SeaGirt_QTR1_R1
43	Beach View
44	06297_Prop_Seg_K_and_L_Ease
45	06297_SEG_L_K_EASE_EXH
46	600 SEAGIRT (GIS Data relating to Communication Line)
47	Tronolis_TAT_L (GIS Data relating to Communication Line)
48	999-881-01 (Communication Line Drawing)
49	999-881-01-02 (Communication Line Drawing)
50	999-881-01-03 (Communication Line Drawing)
51	999-881-01-04 (Communication Line Drawing)
52	999-881-01-05 (Communication Line Drawing)
53	999-881-01-06 (Communication Line Drawing)
54	999-881-01-07 (Communication Line Drawing)
55	999-881-01-08 (Communication Line Drawing)
56	999-881-01-09 (Communication Line Drawing)
57	Grd field 999-881-01
58	MH details MH 1

59	Site Plan SEGRNJ60-09-001-100-00001-01
60	Conduit audit TAT 14 KL
61	NJARNG ICRMP Final
62	Quarters One Preservation Plan_FINAL_01042016
63	Rutgers_Geology_Report_SG
64	NJ_SI_Report_Final_1
65	RF_Figure 1 Sea Girt Range Use and IDs
66	Draft Sea Girt Wetland LOI Plan
67	2017 WCHEP Final
68	Draft Report Rare Species Survey 2022
69	Extract site plans for electrical distribution 20 Mar 23
70	NGB_UAC_Report_Sea_Girt_draft (2023)

- The information provided during this presentation was compiled based on prior construction projects completed at Sea Girt by NJDMAVA. There may be more or less requirements based on the specific work being proposed under the transmission projects.
- All additional requests for information shall be made to NJDMAVA via the OPRA process found at <https://www.nj.gov/military/community/public-access/opra/>

# Next Steps

- Deadline to submit questions is **February 14, 2024**
  - Send to [njoswprebuild@levitan.com](mailto:njoswprebuild@levitan.com) and [osw.stakeholder@bpu.nj.gov](mailto:osw.stakeholder@bpu.nj.gov)
- Q&A will be posted to <https://offshorewind.nj.gov/prebuild-solicitation/questions-and-answers> on a rolling basis
  - Mandatory Sea Girt site walkthrough is **Friday, December 15, 2023 at 10:00 a.m. Eastern Time**  
(No additional dates available)
- Applicants must provide a Notice of Intent to Respond no later than **February 28, 2024**
- Board Staff will provide final base values for the inflation adjustment indices once the values are published



**On behalf of the Board and Board Staff, thank you.**